

### CALFIRE HOUSING SITE

# Office of Homeless Solutions – Housing Authority

**Ward 1 Office Hours** 

May 6, 2021

#### STATE EXECUTIVE ORDER N-06-019



50% of California
households cannot
afford the cost of
housing



Address the shortage of housing for Californians by using excess land owned by the State in or near urban areas including underutilized properties



Housing innovation will catalyze **new** construction industries and spur job growth



Long-term leases (99 years) with housing developers and accelerate housing development on state-owned land as a public use



Housing units will count towards the City's Regional Housing Needs Allocation of **18,458 new housing units** during the 2021-2029 Housing Element Cycle



#### SITE SELECTION

44,370 Parcels 1,300+ Parcels 550+ Sites ~ 75 Sites

- Visual Review
- Grading, Utilization, Adjacencies
- Alternate Development Opportunities

- Potential Sites Identified
- Screening Tools Applies

- Segmentation of Parcels
- Supplemental by Local Governments

- Current Excess Property
- Post-Department Vetting
  - Encumbrances
  - Current Utilization
  - Restrictions
  - Likely Future Use



#### **EXAMPLES OF STATE HOUSING PROJECTS**



South Lake Tahoe



Reedley







#### PROJECT SITE



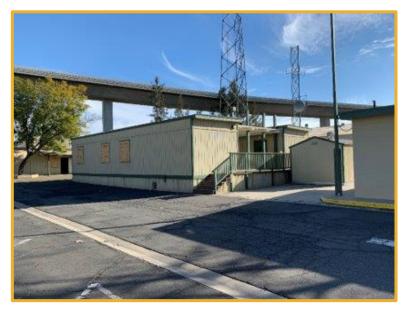
#### 2524 Mulberry Street

- Former CalFire Southern California Operations Center
- 4.07 acres
- Underutilized properties





#### PROJECT SITE









#### CALFIRE SITE PROJECT SCHEDULE



Request for Qualifications (RFQ) was released on June 15, 2020



Request for Proposals (RFP) will be released in **May 2021** and responses will be due in July 2021

- Community Engagement
- Community Benefit



#### GUIDING QUESTIONS



- What is the greatest need in this part of the Downtown/Northside?
- What should we recommend in the RFP?
- How can we meaningful engage the community in this State project?



### QUESTIONS?





#### QUESTIONS?

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#### **INCOME LIMITS**

#### (REFERENCE ONLY)

Income Level	1	AH Cost	2	AH Cost	3	AH Cost	4	AH Cost
80% of AMI	\$42,200	\$1,055	\$48,200	\$1,205	\$54,250	\$1,356	\$60,250	\$1,506
50% of AMI	\$26,400	\$660	\$30,150	\$754	\$33,900	\$848	\$37,650	\$941

AH Cost: Affordable Housing cost is when a household pays no more than 30% of their gross income for housing costs, including utilities.



#### HOUSING RENTAL MARKET



Bedroom Size	Fair Market Monthly Rent	Work Hours/Week at Mean Renter Wage (\$13.73)
Studio	\$875	49
One	\$1,030	58
Two	\$1,289	72
Three	\$1,789	100
Four	\$2,216	124

Supplemental Security Income (SSI) Payment: \$944

Rent affordable SSI recipient: \$283

